GOVERNMENT OF ANDHRA PRADESH

A B S T R A C T

Municipal Administration & Urban Development Department – Kadapa Urban Development Authority,Kadapa - Change of land use from Industrial Land Use to Residential Land Use for the site in Sy.No. 94, 96 to 98, 101P, 288, 291, 296 to 298, 300, 303 to 305, 307 to 310, 320P, 321P, 322, 329, 331 to 340, 342 to 352, 354, 365, 367 to 379, 407 to 410, 526 to 528 of Thadigotla Village, Chinthakomma Dinne (M), YSR District to an extent of 0.907 sq. kms and Change of land use from public and semi public use to residential land use for the site in Sy.no.229 to 232, 235, 236, 238 to 242, 244, 245 to 247P, 248, 249, 327 of Thadigotla Village, Chinthakomma Dinne (M), YSR District to an extent of 0.583 sq. kms, – Draft Variation – Confirmed – Orders - Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (I) DEPARTMENT

G.O.Ms.No.38 **Dated:06/03/2024**

Read the following: -

1. CMP No.5846/Secy (DR)/2023, Dt: 18.05.2023 along with Representation of Sri P Ravindranath Reddy, MLA, Kamalapuram AssemblyConstituency.YSR District, Lr. MLA/Kamalapuram/7482/2023, Dt: 15/05/2023.
2. Govt. Memo.no.2097344/I2/2023 Dt:01.06.2023.
3. From the DTCP Lr.No.19024/50/2023, Dt:02/08/2023.
4. Govt. Memo.no.2097344/I2/2023 Dt:22.09.2023.
5. From VC, Kadapa UDA, Lr.Roc No.33/2020/ANUDA, dt :26-10-2023.
6. Govt Memo.No.2097344/I2/2023, dated:02.02.2024.
7. From VC, Kadapa UDA, Lr.Roc No.33/2020/ANUDA, dt:07.02.2024.
8. Govt. Memo. No. 2097344/I/2023, MA&UD(I) Dept dt: 09.02.2024
9. A.P. Extraordinary Gazette No.184(G 3837), dt: 10.02.2024
10. From the VC, KUDA Kadapa Lr. Roc. No. 33/2020/ANUDA Dt: 28-02-2024.
11. Govt Memo No.2097344/I2/2023, dt:04.03.2024.
12. From the VC, KUDA Kadapa Lr. Roc. No. 33/2020/ANUDA Dt: 05.03-2024.

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ORDER:-

The draft variation to the land envisaged in the Master Plan of Kadapa Municipal Corporation was published in Extra-ordinary Andhra Pradesh Gazette No. 184(G 3837), dt: 10.02.2024.

2. The Vice Chairperson, Kadapa Urban Development Authority, Kadapa in the 12th read above has stated that, they have published Notification on Dated: 11.02.2024 in two (2) widely circulated Daily Newspapers (one in English newspaper and one in Telugu Version in Telugu newspaper) i.e. in Sakshi Daily Telugu News Paper & The Hans India English Newspaper requesting general Public for submitting Objections/Suggestions to O/o KUDA & O/o Thadigotla Gramapanchayat within fifteen (15) days from the date of publication of the Notification. The public notice period for the receiving objections/Suggestions by the general Public has expired on (26-02-2024). No objections or suggestions have been received from the public to the Office of KUDA or the Office of Thadigotla Grama Panchayat by the end of notification period, i.e., 26.02.2024. Further he enclosed the list of applicants who have paid the required CLU charges amounting of Rs. 73,87,128/- and requested the Government for taking further necessary action in the matter.

3. After careful examination of the report furnished by the Vice Chairperson, Kadapa Urban Development Authority, Kadapa, Government hereby confirm the draft variation on the proposed Change of land use from Industrial Land Use to Residential Land Use for the site in Sy.No. 94, 96 to 98, 101P, 288, 291, 296 to 298, 300, 303 to 305, 307 to 310, 320P, 321P, 322, 329, 331 to 340, 342 to 352, 354, 365, 367 to 379, 407 to 410, 526 to 528 of Thadigotla Village, Chinthakomma Dinne (M), YSR District to an extent **of 0.907 sq. kms** and proposed Change of land use from public and semi public use to residential land use for the site in Sy.no.229 to 232, 235, 236, 238 to 242, 244, 245 to 247P, 248, 249, 327 of Thadigotla Village, Chinthakomma Dinne (M), YSR District to an extent of **0.583 sq. kms**, who have paid the conversion charges.

Cond 2...

4. The appended notification will be published in the Extraordinary issue of the Andhra Pradesh Gazette. Dt:06/03/2024.

[BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH]

Y. SRILAKSHMI
SPECIAL CHIEF SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, Andhra Pradesh, Vijayawada.
The Vice Chairperson, Kadapa Urban Development Authority, Kadapa.
The Commissioner, Municipal Corporation, Kadapa.
Copy to:
The applicants through the Vice Chairperson, Kadapa Urban Development Authority, Kadapa
The Special Officer & Competent Authority, Urban Land Ceiling, Tirupati.
The District Collector, YSR Kadapa District.
The District Collector, Annamayya
Sc/Sf.

// FORWARDED :: BY :: ORDER //

SECTION OFFICER

NOTIFICATION

The following variation to Kadapa Municipal Corporation General Town Planning Scheme the Master Plan of which was sanctioned in G.O.Ms.No.39 MA, Dt: 21.03.2023 and Published at page of part-I of Andhra Pradesh Gazette No.342 dated:23.03.2023 which it is proposed to make in exercise of the powers conferred by section 15 of Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016 (Act No.5 of 2016) is hereby published as required by Sub-Section (3) of the said section.

VARIATION

The site (Proposal-1) in Sy.No. 94, 96 to 98, 101P, 288, 291, 296 to 298, 300, 303 to 305, 307 to 310, 320P, 321P, 322, 329, 331 to 340, 342 to 352, 354, 365, 367 to 379, 407 to 410, 526 to 528 to an extent of 0.907 sq. kms of Thadigotla Village, Chinthakomma Dinne (M), YSR District which is earmarked for Industrial (Work Center) use in the General Town Planning Scheme (Master Plan) of Kadapa Sanctioned in G.O.Ms.No.39 MA&UD(H1) Dept., Dt:21.03.2023, is now designated for Residential use by variation of Change of Land Use. The revised part proposed land use Map G.T.P.No:01(A)//2024/KUDA (Proposal-1) (C.No.33/2020/KUDA(ANUDA)) available in the Kadapa Municipal Corporation, Kadapa Town/Kadapa Urban Development Authority office Kadapa.

The site (Proposal-2) in Sy.no.229 to 232, 235, 236, 238 to 242, 244, 245 to 247P, 248, 249, 327 to an extent of 0.583 sq. kms of Thadigotla Village, Chinthakomma Dinne (M), YSR distric, which is earmarked for Public and Semi-Public use in the General Town Planning Scheme (Master Plan) of Kadapa Sanctioned in G.O.Ms.No.39 MA&UD(H1) Dept., Dt:21.03.2023 is now designated for Residential use by variation of Change of Land Use. The revised part proposed land use Map G.T.P.No:01(A)/2024/KUDA (Proposal-2) (C.No.33/2020/KUDA(ANUDA)) available in the Kadapa Municipal Corporation, Kadapa Town/Kadapa Urban Development Authority office Kadapa.

The variation is subject to the following conditions:

1. The water bodies passing through the site u/r shall not be disturbed and scrupulously be followed the conditions laid down by the Irrigation Department and norms stipulated in AP Building rules at the time development permissions issued to the individual applications.
2. The applicant shall obtain prior technical clearance from competent authority before commencement of any development activity at the site under reference.
3. The title and Urban Land Ceiling / Agricultural land ceiling aspect shall be Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.

Cond 3..

4. The above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
5. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
6. The change of land use shall not be used as the proof of any title of the land.
7. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
8. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES for Proposal-1
(CLU from Industrial (Work Center) Use to Residential Use Zone)

ITEM-1 (ABCDEFGHIJKLMNO)

NORTH : VAAGU.
SOUTH : EXISTING KADAPA TO PULIVENDULA ROAD.
EAST : LAND OF P SUBBAIAH AND EXISTING VILLAGE ROAD.
WEST : LAND OF NAGABHUSHAN RAO & OTHERS AND EXISTING VILLAGE ROAD.

ITEM-2 (PQRSTU)

NORTH : VAAGU.
SOUTH : EXISTING VILLAGE ROAD.
EAST : VAAGU.
WEST : VAAGU.

ITEM-3 (VWXYZAABBCCDD)

NORTH: LAND OF M KONDAIAH & OTHERS AND EXISTING VILLAGE ROAD.
SOUTH : EXISTING KADAPA TO PULIVENDULA ROAD.
EAST : LAND OF VASA CHALMAYYA & OTHERS AND EXISTING VILLAGE ROAD.
WEST : VAAGU.

ITEM-4 (EEFFGGHHIIJJKK)

NORTH : LAND OF M RAJGOPAL REDDY AND OTHERS.
SOUTH : LAND OF THADIGOTLA DEVA RATNAM AND OTHERS.
EAST : VAAGU.
WEST : ADI ANDHRAKUNTA CHERUVU & VACANT LAND.

ITEM-5 (LLMMNNOO)

NORTH : LAND OF THADIGOTLA DEVA RATNAM AND OTHERS.
SOUTH : VAAGU.
EAST : VAAGU.
WEST : LAND OF D SUJATH ALI KHAN & OTHERS.

SCHEDULE OF BOUNDARIES for Proposal-2
(CLU from Public & Semi-Public Use to Residential Use Zone)

ITEM-1 (ABCDEFGHIJKLMNOPQ)

NORTH : EXISTING KADAPA TO PULIVENDULA ROAD.
SOUTH : LAND OF G NAGARAJA.
EAST : LAND OF SMD KHALEELULLAH AND EXISTING VILLAGE ROAD.
WEST : LAND OF S SIVA KUMAR & OTHERS AND EXISTING ROAD.

ITEM-2 (RSTU)

NORTH : LAND OF SHAIK NAWAZ BASHA & OTHERS.
SOUTH : EXISTING KADAPA TO PULIVENDULA ROAD.
EAST : LAND OF G VISWANATHA & OTHERS AND EXISTING ROAD.
WEST : VAAGU.

// FORWARDED :: BY :: ORDER //

SECTION OFFICER